

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, November 15, 2022

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, November 15, 2022, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to cnorlock@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. October 18, 2022 (R)
 - b. October 18, 2022 (SV)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. Update/discussion regarding the Community Plan Update.
6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public hearing/discussion/possible action regarding a request for a Development Review for the construction of an approximately 20,000 square foot spa facility in four buildings and associated site improvements at 95 Sombart Lane. The property is zoned Commercial (CO), is approximately 5.35 acres and is located northeast of the intersection of State Route 179 and Canyon Dr. **Case Number:** PZ21-00009 (DEV) **Applicant:** Erwin Architecture (William Erwin)
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, December 6, 2022
 - b. Tuesday, December 20, 2022
8. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
9. ADJOURNMENT

Physical Posting: November 10, 2022 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Staff Report

PZ21-00009 (DEV) Arabella Spa
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

Meeting Date: November 15, 2022

Hearing Body: Planning and Zoning Commission

Project Summary: **Construction of an approximately 20,000 square foot spa facility (Arabella Spa)**

Action Requested: Approval of Development Review application

Staff Recommendation: Approval, with conditions, of Development Review application

Location: 95 Sombart Lane

Parcel Numbers: 401-22-036B

Owner: Pine Realty LLC

Applicant: Erwin Architectures (William Erwin)

Site Size: ± 5.35 acres

Community Plan Designation:
Planned Area (Sombart Lane Planned Area)

Zoning: Commercial (CO)

Current Land Use: Vacant

Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	CO	Apartments and Condominiums
East:	NF	National Forest
South:	OS, RS-10	Vacant, Oak Creek Knolls Subdivision
West:	L	Arabella Hotel

Report Prepared By: Cari Meyer, Planning Manager

Attachments:	Page
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2. Application Materials ¹	
a. Letter of Intent, Small Documents, Citizen Participation Report.....	17
b. Project Plans	18
3. Land Development Code Checklist.....	19
4. Public Comments.....	25

¹ Due to file size constraints, Engineering Reports, including the Grading and Drainage Plan and Report, Water Design, Sewer Report, and Traffic Impact Statement are not included as attachments but are available for review online at: <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/arabella-spa>



PROJECT DESCRIPTION

The applicant is seeking review of a Conceptual Development Review with the expressed intent of developing an approximately 20,000 square foot spa complex in four (4) separate buildings.

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including [Article 2 \(Zoning Districts\)](#), [Article 3 \(Use Regulations\)](#), and [Article 5 \(Development Standards\)](#). As the proposed use of the space is categorized as “Personal Services, General” which is a permitted use in the Commercial (CO) zoning district, only a development review is required for the project.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The property is located east of State Route 179 behind the existing Arabella Hotel.
- The property to the east of the project site is National Forest property and the trailhead for the Marg’s Draw trailhead is located on this property.
- There are no floodplains that impact the site.
- The project site is a single parcel of approximately 5.35 acres.
- The property is accessed via Sombart Lane, which connects to State Route 179 at an uncontrolled intersection approximately 700 feet north of the Canyon Drive roundabout.
- The property is currently vacant and has been the subject of various development proposals, none of which have come to fruition.
- The property is not part of a recorded subdivision.
- The existing vegetation consists of a mixture of mature trees and shrubs.

Zoning and Community Plan Designations

The site is zoned CO (Commercial). The purpose of the CO zone is stated as:

... to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CO district is intended to provide attractive commercial development with adequate access to arterial streets and with efficient internal circulation and parking and that is compatible with surrounding residential areas.

[LDC Section 2.14.A](#)

The proposed use of a spa is categorized as “Personal Services, General”, which is listed in LDC Section 3.2.E, Table 3.1 (Table of Allowed Uses) as a permitted use in the CO zone.

The property is designated as PA (Planned Area) in the Community Plan and is part of the Sombart Lane Planned Area. Planned Areas (PA) were established in the 2002 Community Plan and brought forward to the current Community Plan to address needs and provide benefits for certain areas, including land use transitions or buffers between residential areas, commercial uses, and highway corridors. The Community Plan lists the following needs and benefits for this PA:

- Provide pedestrian improvements that will enhance overall pedestrian mobility and potential reduction of highway trips for the area.

- Provide a substantial buffer from the National Forest.
- Retain open space and National Forest access as part of coordinated site planning to address the wildland – urban interface.

While the strict application of the needs and benefits listed in the Community Plan is limited for projects not requesting a zone change, the general principles of the Community Plan can be applied, and the applicant is encouraged to adhere to these principles to the greatest extent possible.

Previous Applications

This property has been the subject of other development applications in the past. Previous applications include the following:

- ZC 2003-03, DEV 2003-05 and ZC 2003-04, SUB 2003-04, DEV 2003-06
 - 80-unit apartment project, 2nd application would have converted apartments to timeshares
 - Application withdrawn prior to public hearings
- ZC 2008-01, SUB 2008-01, DEV 2008-01 Nirvana Mixed Use Project
 - Proposed as either a lodging/heath spa/restaurant or residential/commercial mixed-use project.
 - Planning and Zoning Commission approved Development Review and recommended approval of a preliminary plat for 15 residential condominiums and 51,000 square feet commercial retail
 - City Council approved the preliminary plat for this project.
 - Project dropped by applicant prior to approval of Final Plat.

Current Application

The current application is a Development Review to allow for construction of an an approximately 20,000 square foot spa complex in 4 buildings.

This application went through a Conceptual Review in 2021. The public hearing for the Conceptual Review Public Hearing was held by the Planning and Zoning Commission on September 7, 2021. The applicant submitted documents for Comprehensive Review in May 2022 and has been working with Staff to address outstanding comments and amend the plans to comply with LDC requirements.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is included ([Attachment 2.a](#))
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on October 28, 2022.
- All notices contain contact information or a way to submit comments. While a number of comments were received during the conceptual review phase of this project (and are included as [Attachment 4](#)), Staff has not received any additional written comments during the comprehensive review phase.

REVIEW AGENCY COMMENTS AND CONCERNS

Development plans are routed to all internal and external review agencies. The comments received were provided to the applicant, and the applicant has submitted revised plans addressing these comments. Any

comments not addressed by resubmitted plans were regarding future requirements and are included as recommended conditions of approval.

Comments were received from the following agencies:

- City of Sedona Community Development
- City of Sedona Public Works
- City of Sedona Sustainability Program

DEVELOPMENT PROPOSAL AND EVALUATION

The applicant is applying for a development review to allow for the construction of an approximately 20,000 square foot spa complex in 4 buildings.

A detailed description of the proposal was submitted by the applicant and is included in [Attachment 2.a](#).

Phasing

- The project is proposed to be developed in single phase.

[Land Development Code \(LDC\)](#)

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code was conducted and is outlined in [Attachment 3](#) (Land Development Code Checklist).

[LDC Section 2.14: CO: Commercial](#)

- The project complies with all other standards established by this section, including setbacks, height, and lot coverate.

[LDC Article 3: Use Regulations](#)

- Spas fall under the definitions of “Personal Services, General”, which are permitted in the CO zone.
- No additional use-specific standards apply to this development.

[LDC Section 5.3: Grading and Drainage](#)

- A preliminary grading and drainage report and plan has been submitted and reviewed by the Public Works Department. A Final Grading and Drainage report and plan will be required to be submitted with building permit applications.
- The site is not impacted by any floodplains.

[LDC Section 5.4: Access, Connectivity, and Circulation](#)

- A Traffic Impact Study has been submitted by the applicant and reviewed by the Public Works Department.
 - The TIS indicates that the level of service at the Sombart Lane/State Route 179 intersection will decrease from a C to a D with the added traffic from this project.
 - ADOT has not completed their review of the TIS, so potential improvements to the intersection have not been determined.
 - The recommended conditions of approval require this review to be complete and required intersection improvements determined prior to the issuance of building permits.
- Primary vehicular access to the site is from Sombart Lane, which connects to State Route 179 west of the project site.
- Sidewalks will be installed along Sombart Lane.

[LDC Section 5.5: Off-Street Parking and Loading](#)

- 96 parking spaces are required, 64 parking spaces are provided (61 for the spa and 3 for the trailhead).
 - The applicant has provided a parking analysis, prepared by a registered engineer, demonstrating that this parking reduction is warranted based on the spa's association with the hotel.
 - While the two uses are associated with each other, as they are on different properties, the applicant will be required to enter into a parking agreement, meeting the requirements of LDC Section 5.5.E(2)c prior to issuance of building permits.

[LDC Section 5.6: Landscaping, Buffering, and Screening](#)

- A landscaping plan that meets all LDC requirements has been provided as part of the project documents.
- Rooftop equipment is screened.
- All fences and walls meet LDC requirements.

[LDC Section 5.7: Site and Building Design](#)

- The submitted plans meet all LDC requirements for site and building design.

[LDC Section 5.8: Outdoor Lighting](#)

- A total lighting output of 371,700 lumens is permitted; a total of 117,064 lumens are proposed.
- All fixtures are fully shielded and meet lighting color requirements.

[LDC Section 5.9: Public Art](#)

- Public art is required and the applicant will need to pay the in lieu fee or have a public art plan reviewed, approved, and installed prior to issuance of a Certificate of Occupancy.

[LDC Section Article 6: Signs](#)

- A Master Sign Plan has been submitted.
- The sign plan includes 3 signs (a wall sign, a monument sign, and a directional sign). All signs comply with LDC requirements with the exception of the height of the directional sign.
 - The LDC allows a directional sign to be 3 feet tall. The directional sign is shown at 4 feet tall.
 - Deviations from the sign code may be approved through a master sign plan.
 - As all other signs are well below the height and size allowances and the proposed height for the directional sign matches the height and is designed in the same style as the monument sign, Staff is supportive of this sign plan, as it will improve the aesthetics of the development, will aid in traffic circulation on the site, and does not increase the total sign area permitted.

[Wastewater Disposal](#)

- *The property will connect to the City's wastewater system.*

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission at this time:

- **DEVELOPMENT REVIEW** Review of Proposal – Final Action

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#)

contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

Staff Evaluation: *Staff and Reviewing Agencies has evaluated the submitted application materials. As conditioned, the proposal complies with all applicable review criteria. The proposal is in compliance with this criterion.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *No prior land use approvals impact the review of this application. The proposal is in compliance with this criterion.*

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *Staff evaluated the proposal for compliance with the Community Plan and it was found to be consistent:*

- *The property is designated Planned Area (PA) in the Community Plan, which supports the CO zoning designation. This use is consistent with the Commercial designation.*
- *The Community Plan lists the following needs and benefits for this PA:*
 - Provide pedestrian improvements that will enhance overall pedestrian mobility and potential reduction of highway trips for the area.
 - *The proposal extends sidewalks along Sombart Lane and includes a shuttle drop off area for future transit or private shuttle drop off.*
 - *The proposal maintains trailhead parking and trail access for the Marg's Draw Trail.*
 - Provide a substantial buffer from the National Forest.
 - *The code requires a minimum of a 10 foot setback from National Forest property for commercial development. The proposed buildings maintain a minimum setback of 60 feet from National Forest property and other site elements (parking lots, driveways, trash enclosure) have a minimum setback of approximately 40 feet.*
 - Retain open space and National Forest access as part of coordinated site planning to address the wildland – urban interface.

- *The project proposes a open space buffer along the shared boundary with the National Forest of a minimum of 40 feet.*
- *The proposal maintains trailhead parking and trail access for the Marg's Draw Trail.*
- *The proposal does not contradict any of the policies within the Community Plan.*

The proposal is in compliance with this criterion.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *As outlined in the Land Development Code Checklist, the proposal is compliant with all applicable standards of the Land Development Code, including the allowed uses for the CO zoning district, CO district standards, and site and building design standards.*

The sign plan requests a height increase for the directional sign from the permitted 3 feet to 4 feet. This height increase is permitted through approval of a master sign plan by the Planning and Zoning Commission. As all other signs are well below the height and size allowances and the proposed height for the directional sign matches the height and is designed in the same style as the monument sign, Staff is supportive of this sign plan, as it will improve the aesthetics of the development, will aid in traffic circulation on the site, and does not increase the total sign area permitted.

The proposal is in compliance with this criterion.

E. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant completed their required Citizen Participation Plan, which is included in [Attachment 2.a](#). Staff completed the required noticing. While comments were received during the conceptual review phase and are included as [Attachment 4](#), no additional written comments have been received during the comprehensive review phase. The proposal is in compliance with this criterion.*

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no adopted intergovernmental agreements in place that are affected by the proposed development. This criterion does not apply to this request.*

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *No negative environmental impacts are anticipated because of the proposed development. The site is an infill site surrounded by existing development, and provides a significant buffer to the National Forest property to the east. The site is proposing building coverage of approximately 8% (60% permitted) and total coverage of approximately 29% (80% permitted), allowing large portions of the site to remain in their natural conditions. The site is served by existing streets and utilities. The drainage for the site has been designed in accordance with the City's requirements.*

H. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *No adverse fiscal impacts on the City are anticipated. The proposal is in compliance with this criterion.*

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *The application materials were provided to review agencies for an opportunity to review. As conditioned, the proposed development complies with all applicable regulatory authority standards included within this criterion.*

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *No new roads are required to serve the site. The Sedona Fire District and Police Department have reviewed the plans and have raised no concerns from an emergency access perspective. The City's Public Works Department has reviewed the traffic impact statement and will work with ADOT and the applicant to determine any appropriate mitigation measures needed at the Sombart Lane/State Route 179 intersection. The proposal is in compliance with this criterion.*

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads,

potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *Staff believes that adequate public service and facility capacity exists to accommodate the proposed development. All applicable review agencies have reviewed the plans and have not stated any concerns from a serviceability standpoint. The proposal is in compliance with this criterion.*

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *The project is proposed to be developed in a single phase. The proposal is in compliance with this criterion.*

It is Staff's opinion that this request for development review approval meets the required findings listed above. As outlined in the Land Development Code checklist, this is a permitted use in the CO zone and meets all applicable criteria for development of the property. Other than an increase to the directional sign height, which can be approved through a master sign plan, no waivers or variances from code requirements are being requested. In addition, as outlined above, Staff believes that the project as currently proposed meet all review criteria applicable to all developments. The LDC does not contain additional approval criteria for development review applications beyond the standard criteria.



Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Development Review findings of the Land Development Code, staff recommends approval of case number PZ21-00009 (DEV), Arabella Spa, as subject to all applicable ordinance requirements and the attached conditions of approval.

Sample Motions for Commission Use

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move for approval of case number PZ21-00009 (DEV), Arabella Spa, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Denial

I move for denial of case number PZ21-00009 (DEV), based on the following findings (*specify findings*).

(Please note that the above motions are offered as samples only and that the Commission may make other motions as appropriate.)



As proposed by Staff

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public hearing.
2. The project shall be constructed in a single phase.
3. The exterior colors and materials shall be in compliance with the submitted color and materials board. Alternate colors proposed by the applicant may be approved by the Director if the colors are darker than the approved colors and meet all other Land Development Code requirements.
 - a. Based on the application of Alternate Standards (LDC Section 2.24.E(4), Table 2.9), the maximum permitted LRV for all buildings shall be 28%.
4. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Land Development Code.
5. All landscaping shall be maintained to ensure visibility triangle requirements are met at the driveway entrances and intersection.
6. The applicant shall obtain Right-of-Way Permits from the City of Sedona and/or the Arizona Department of Transportation for any work in the Right-of-Way.
7. Hours of work, for grading operations, shall be limited to 7 a.m. to 6 p.m., Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No grading work shall occur on Sunday.
8. Prior to the issuance of grading and building permits, staff shall verify that all plans submitted for buildings permits are in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meet the following conditions, and the applicant shall provide written documentation of such compliance to staff:
 - a. All plans shall comply with all applicable sections of the Land Development Code and the Development Review application as reviewed and approved by the Planning and Zoning Commission.
 - b. The applicant shall provide ADOT comments for the traffic impact study. Intersection improvements shall be determined after ADOT comments are received and shall be included in the final plans for the project. At a minimum, the applicant shall evaluate the feasibility and efficacy on LOS of adding a dedicated left turn lane at Sombart Lane and State Route 179.
 - c. Provide Final Grading and Drainage Plans. The Site Plan shall meet the grading and drainage requirements of the Sedona Land Development Code and the Design Review, Engineering, and Administrative Manual. A trench drain is recommended at the bottom of slopes and driveways to prevent flooding buildings and roads.
 - i. The drainage channels on both sides of the road shall be reestablished to accommodate the offsite & onsite flows.

- d. Provide Final Drainage Report.
- e. The plans shall include the top and bottom of wall heights for all fences, walls, and retaining walls. Staff may require modifications to ensure the height and design requirements of LDC Section 5.6.E are met.
- f. An AZPDES Construction Activity General Permit (CGP) must be submitted to ADEQ. We will need a copy of the ADEQ Permit Authorization Certificate prior to issuance of a building permit. Please see the AZPDES website at: <http://www.azdeq.gov/node/524>
- g. Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
 - i. The applicant shall consider widening the existing 5' sidewalk along Sombart to a 10' shared-use-path. At a minimum, the plans shall provide sufficient space for widening the sidewalk in the future.
- h. Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- i. For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (Manual 3.1.H.6.i).
- j. For Projects involving grading of more than 5,000 cubic yards, an assurance bond is required per Manual Section 3.1.G.1.
- k. Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- l. The plans shall delineate oil separators for all paved surfaces prior to its release into the City's storm sewer system. Manufacturer or engineer's specifications and a maintenance schedule shall be provided.
- m. Construction details shall be provided for sewer construction/connection. Existing sewer laterals that are not utilized by the development shall be abandoned.
- n. Provide utility construction details on plans.
- o. A copy of the ADEQ Approval to Construct Water Facilities and Wastewater Facilities shall be provided prior to construction.
- p. The applicant shall submit landscaping plans that comply with all applicable City codes and the approved landscaping plans.
- q. The applicant shall submit outdoor lighting plans that comply with all applicable City codes and the approved lighting plan. All proposed fixtures shall be fully shielded.
- r. The applicant shall prepare a parking agreement, meeting the requirements of LDC Section 5.5.E(2)c, regarding the proposed parking reductions for the spa based on its association and shared use with the adjacent hotel development.
- s. All requirements of the Sedona Fire District shall be satisfied.
- t. All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

9. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:
 - a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.
 - b. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan. (LDC Section 5.6)
 - c. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required. (LDC Section 5.8)
 - d. The project shall comply with Public Art requirements (LDC Section 5.9).
 - e. All new utility lines shall be provided through underground installation.
 - f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building. All electrical panels shall be located so as not to be visible from public rights-of-way.
 - g. All requirements of the Sedona Fire District shall be satisfied.
 - h. The applicant shall provide copies of all required testing to the Engineering Department.
 - i. As-built plans shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
 - j. An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
 - k. All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.
 - l. The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
 - m. All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
10. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

Aerial View

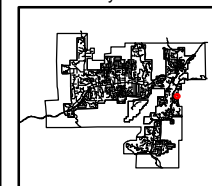
Parcel
401-22-036B
Arabella Spa

-  Parcel 401-22-036B
-  Parcel Boundary
-  Street Centerline



0 30 60 Feet

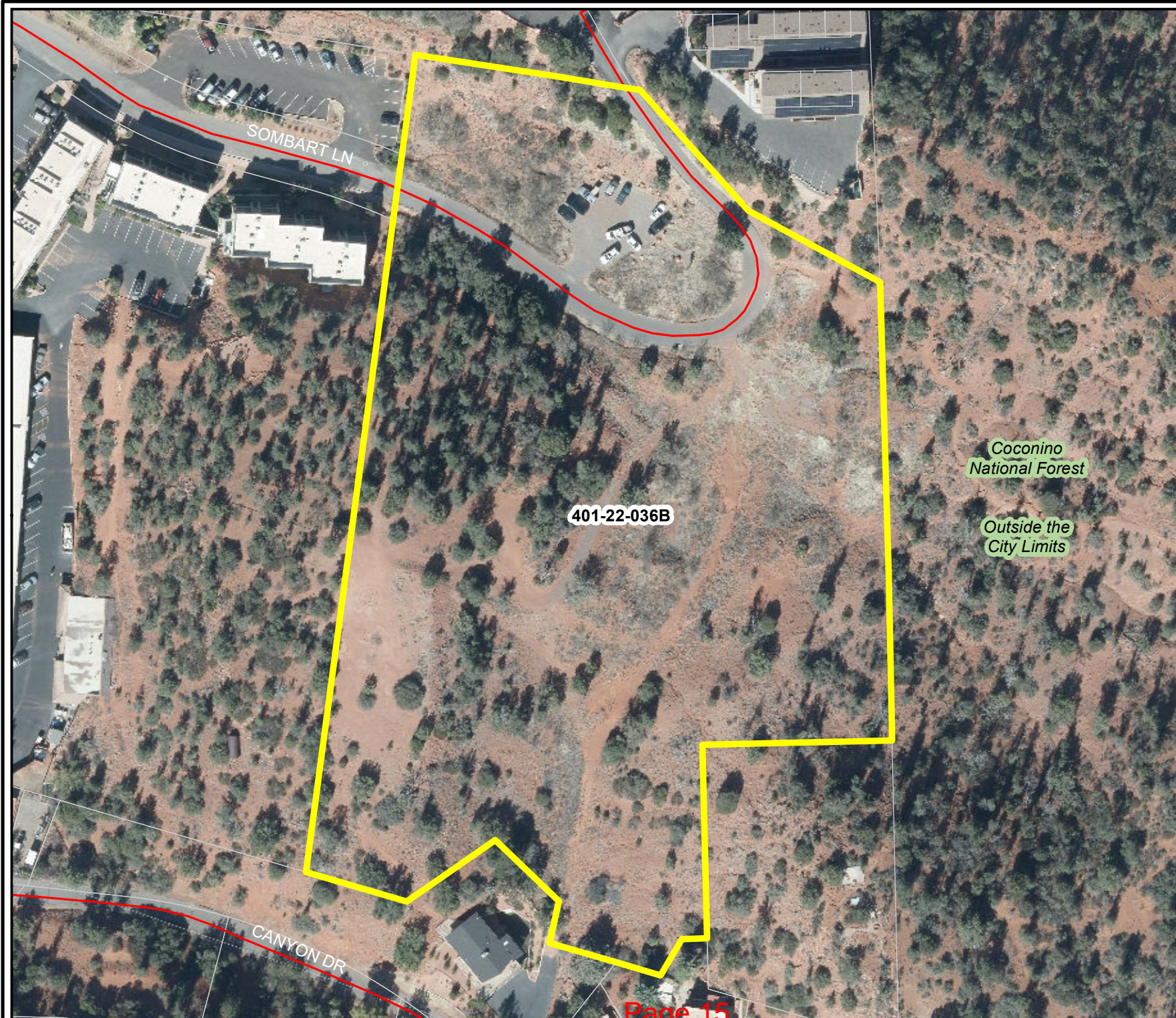
City Index

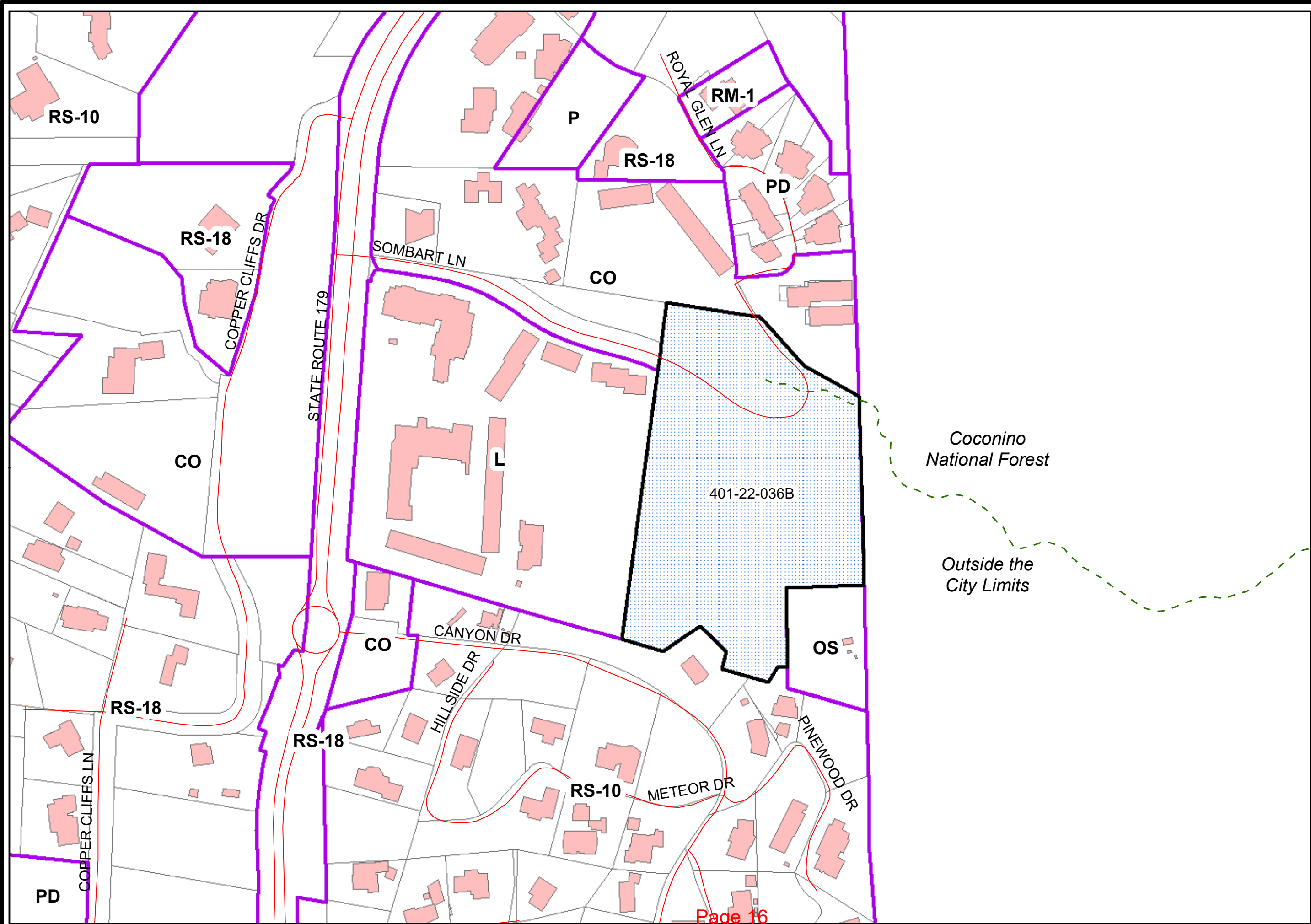


GIS, City of Sedona
06/14/2021
[g:\pub\proj\projects\arabellaspa\mxds\401-22-036B_aerial.mxd](https://gis.cityofsedona.gov/projects/arabellaspa/mxds/401-22-036B_aerial.mxd)



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. The information is provided on an "as is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.





Vicinity Map

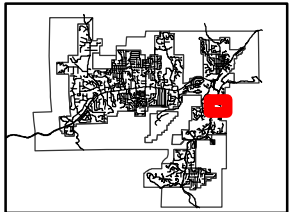
Parcel
401-22-036B
Arabella Spa

- Parcel 401-22-036B
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 55 110 Feet

City Index



PZ21-00009 (DEV) Arabella Spa

Attachment 2.a: Letter of Intent, Small Documents, and
Citizen Participation Report

Available at the Following Link:

<https://www.sedonaaz.gov/home/showpublisheddocument/47987/638018769622670000>

PZ21-00009 (DEV) Arabella Spa
Attachment 2.b: Project Plans

Available at the Following Link:

<https://www.sedonaaz.gov/home/showpublisheddocument/47991/638018769672500000>

Land Development Code Checklist

PZ21-00009 (DEV)

Arabella Spa



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

The Sedona Land Development Code sets the minimum criteria for review and approval of all new construction and renovation proposals by the City's Community Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

Public Hearing Date: November 7, 2022

Reviewer: Cari Meyer, Planning Manager

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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LDC Article 2: Zoning Districts				
2.14: CO: Commercial				
	2.14.B: CO Lot and Building Standards			
		<i>Evaluation:</i> The project provides 10 foot setbacks along the north, west, and south property lines. 20 foot setbacks are provided along the south property line (abutting a residential district). Building heights comply with LDC Section 2.24.E (See separate evaluation). The project has a building coverage of 8.01% and a total coverage of 29%.		
	<i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable			
	2.14.C: Other Standards			
		<i>Evaluation:</i> The project complies with all applicable sections of the LDC. No residential units are proposed.		
	<i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable			
2.24: Measurements and Exceptions				
	2.24.B: Density			
		<i>Evaluation:</i> No residential units are proposed.		
	<i>Compliance:</i> ☐ Yes ☐ Partial ☐ No ☒ Not Applicable			
	2.24.C: Lot and Space Requirements			
		<i>Evaluation:</i> The lot meets minimum dimension requirements. All buildings meet the same setback and height requirements.		
	<i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable			
	2.24.D: Setbacks			
		<i>Evaluation:</i> The project provides a minimum of 10 foot setbacks from all property lines. The southern property line abuts a residential property; a 20 foot setback is provided. The properties to the east and southeast are National Forest and Open Space properties, a minimum of 10 foot setback is required and provided. No projections into the setbacks are proposed.		
	<i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable			
	2.24.E: Building Height			
		<i>Evaluation:</i> Based on the proposed materials and color board, the lightest proposed color has an LRV of 27%, which allows for 1 point under alternate standards (0.5 feet). Buildings 2 and 4 are under this height limit. The proposal includes 4 buildings. Under LDC Section 2.24.E(4)a, a height increase of up to 5 feet on a maximum of 10% of the total building footprint on the site may be applied to 2 buildings. This increase is being applied to Buildings 1 and 3. The total building footprint on the property is 19,704 square feet, allowing for the height increase on a total of 1,970 square feet. The height increase is applied to 1,124 of Building 1 and 687 square feet of Building 3, a total of 1,811. With these exceptions, all buildings meet height requirements and additional alternate standards are not needed.		
	<i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable			

LDC Article 3: Use Regulations	
3.2.E: Table of Allowed Uses	
	<i>Evaluation:</i> The proposed use as a spa falls under the definition of “Personal Services, General”, which is a permitted use in the CO zone. The application also proposed a small restaurant within the spa, which is a permitted use in the CO zone. <i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
3.3: Use Specific Standards	
	<i>Evaluation:</i> None of the use specific standards for personal services in LDC Section 3.3.C(15) apply in the CO zoning district. <i>Compliance:</i> ☐ Yes ☐ Partial ☐ No ☒ Not Applicable
LDC Article 5: Development Standards	
5.3: Grading and Drainage	
5.3.D: General Standards	
	<i>Evaluation:</i> The separate buildings allow the development of the site to follow the natural contours of the land. All work is contained within the property boundaries. The City’s Public Works staff has reviewed the Preliminary Grading and Drainage Report and Plan and found them to be consistent with City requirements. A Final Grading and Drainage Report and Plan will be required to be submitted, reviewed, and approved prior to building permit issuance. <i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.4: Access, Connectivity, and Circulation	
5.4.D: Street Connectivity	
	<i>Evaluation:</i> The property will be accessed from Sombart Lane, which connects to State Route 179. Sombart Lane is a public street up to the western property line and becomes a private street as it goes through this property, continuing through the site to serve the commercial and multifamily properties to the north of the project site. Police and Fire and reviewed the plans and have not expressed any concerns with the site layout. No streets are being extended for this development. No waivers are being requested, no cul-de-sacs or dead end streets are proposed, and no gates are proposed. <i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.4.E: Driveways and Access	
	<i>Evaluation:</i> Driveways are located to provide safe access to and from the site. Cars will be able to enter and exist the site in forward drive. All parking is located directly off the main drive aisle through the site. Police and Fire have reviewed the plans and have not expressed any concerns. Driveways and drive aisles will meet materials requirements and culverts will be provided where necessary. The property does not front a state highway and access is not provided directly to an arterial street. <i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.4.F: Visibility Triangles	
	<i>Evaluation:</i> No buildings are in visibility triangles. Landscaping in visibility triangles will be maintained to meet sight distance requirements. <i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.4.G: Cross-Access between Adjacent Uses	
	<i>Evaluation:</i> Sombart Lane currently provides access through the site to adjoining properties and will continue to do post development. No additional cross access is proposed or needed. The spa will share parking with the Arabella Hotel and provides pedestrian connections between the two sites. <i>Compliance:</i> ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.4.H: Pedestrian and Bicycle Circulation	
	<i>Evaluation:</i> Sidewalks are proposed to be installed along Sombart Lane. All areas of the site are connected with pedestrian walkways. The site currently provides trailhead parking for the Marg’s Draw Trailhead. This proposal maintains a minimum of 3 trailhead parking spaces and provides an access easement from the parking lot to the trailhead.

	The proposal also includes a shuttle drop off. This could be used by a future trailhead shuttle or as a drop off area from private shuttles. Pedestrian connections from the shuttle drop off are provided to the spa buildings as well as to the trailhead. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.5: Off-Street Parking and Loading	
5.5.D: Minimum Off-Street Parking Spaces Required	
	Evaluation: Based on the proposed combination of spa and restaurant uses, a total of 96 spaces would be required if this were a stand alone use. However, the applicant is requesting a 38% parking reduction due to the spa's association with the adjacent hotel as well as potential transit opportunities. The parking analysis, which was prepared by a registered engineer, supports this parking reduction, resulting in a requirement of 60 spaces for the proposed development. 61 spaces are provided for the spa along with 3 spaces for trailhead parking. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.5.E: Parking Alternatives, Credits, and Adjustments	
	Evaluation: A parking analysis, prepared by a registered engineer, has been provided by the applicant, supporting their request for a parking reduction based on shared use between the spa and the hotel and transit opportunities. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.5.F: Off-Street Parking Layout and Design	
	Evaluation: Parking spaces will be required to be available for parking. No parking is in a fire lane. Parking is located on the interior of the site and not between building facades and the public right-of-way. Parking areas and drive aisles comply with all dimensional standards of the LDC and Administrative Manual. Landscaping and lighting are provided in compliance with LDC requirements. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.5.G: Loading and Stacking Areas	
	Evaluation: A delivery area is provided to the east of Building 1. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.6: Landscaping, Buffering, and Screening	
5.6.C: Landscaping and Buffering	
	Evaluation: (1) General Landscape Standards: 100% of the trees and shrubs on the landscape plan are native species. No inappropriate species are proposed. 12 different species are proposed and no one species makes up more than 50% of the required landscape materials. Visibility triangles will be maintained. The applicant expects to be able to save 101 trees (protect in place) and transplant another 48 trees. Compliance with the other requirements of this section will be reviewed for when plans are submitted for permits. (2) The areas between the buildings and streets are landscaped. Parking areas, where adjacent to streets, are screened with landscaped areas a minimum of 5 feet in depth. Landscaped areas are located appropriately throughout the site and where required for screening and buffering purposes. (3) Where the property abuts a single family residential zone along the southern property line, the property is left mainly in its natural state. (4) Landscape areas will be required to be maintained after installation. (5) A tree preservation and protection plan has been submitted. It is anticipated that 101 trees will be preserved and potentially another 48 will be transplanted. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.6.D: Screening	

	<i>Evaluation:</i> (1) Roof mounted equipment is screened with screen walls on all sides. (2) Any additional ground mounted will be screened by patio walls. (3) Loading and service areas are on the east side of Building 1 and the parking lot, facing National Forest Land and are screened by landscaping. The refuse (garbage) areas are screened by an 8' tall wall. (4) No outdoor storage areas are proposed. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.6.E: Fences and Walls <i>Evaluation:</i> All fences are located outside of the setbacks. Fences and walls will maintain visibility triangle requirements. Fences and walls will meet color and material requirements. Materials listed as prohibited are not proposed. No walls are proposed adjacent to a public street. Retaining walls within the site are currently shown at under 8 feet in height. If the final plans show any retaining walls exceeding 8 feet in height, terracing or redesign will be required. All are designed to meet design and color requirements. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.7: Site and Building Design
	5.7.D: Site Design <i>Evaluation:</i> The site slopes from the high point in the southwest corner of the site to the low point along Sombart Lane. While buildings are placed throughout the site, the smaller buildings (2, 3, and 4) are placed on the higher portions of the property with the largest building (1) at the low point of the site. The finish floors of the buildings are placed at the natural grade of each building site. Drainages have been considered while designing the site and the plans show preservation of trees where possible. The development will provide sidewalks along street frontages and connections from sidewalks to the interior of the site. All utilities will be underground. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.7.E: Building Placement and Orientation <i>Evaluation:</i> Building 1 is the most visible from Sombart Lane and the entrance is clearly defined. The parking lot adjacent to Building 1 is framed on 2 sides by the building. All buildings are at least 20 feet apart, so additional building separation is required. Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.7.F: Building Design <i>Evaluation:</i> (2) Building Massing: Building 1 contains 3 masses in both plan and elevation views. Buildings 2, 3, and 4 are less than 2,500 square feet and massing is not required. Massing is visible from Sombart Lane. Structures for screening rooftop mechanical equipment were not considered when massing was evaluated. Building Proportions and Scale: Building 1 is the tallest at is located at the low point of the site and the center of the property, with the shorter buildings on the higher portions of the site. All buildings are a minimum of 90 feet from residential properties, no additional height transitions would be required. Building Articulation: Each building incorporates a series of projections, recessions, change in materials/textures, or other visual break at a minimum of every 30 feet. Projections and recessions are a minimum of 24 inches. The buildings have clearly defined bases and, for building with more than 1 level, the upper level is at least 10% smaller than the lower level. No building plane exceeds 800 square feet, and the facades are varied. No portions of the buildings face a public street or other public area. No roofline exceeds 50 feet in length without being broken up by either a horizontal or vertical change in plane of at least 2 feet.

		(3) There is not a predominant architectural style or character in the immediate vicinity of the project. The project has been designed in compliance with the general standards of the LDC. The building is not being designed as signage and all buildings within the development use the same design. (4) No mirrored or reflective surfaces are proposed. No exterior finishes on the prohibited list are proposed. (5) The maximum light reflectance value proposed is 27%, in compliance with general color requirements and the more restrictive color requirements based on building height.
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
5.8: Exterior Lighting		
	5.8.E: General Lighting Standards	
		<i>Evaluation:</i> (1) All lighting is proposed at 2700K. (2) No prohibited lighting types are proposed. (3) All proposed light fixtures are fully shielded. (4) The site is approximately 5.31 acres, allowing for a total lighting output of 371,700 lumens. 117,064 lumens are proposed. (5) No motion sensor lights are proposed. Parking lot lights are permitted to be left on overnight and all other lighting would be subject to time limitations (must be turned off when business is closed).
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.8.F: Supplemental Class 3 Lighting Standards	
		<i>Evaluation:</i> No Class 3 lighting is proposed.
		Compliance: ☐ Yes ☐ Partial ☐ No ☒ Not Applicable
	5.8.G: Parking Area Lighting	
		<i>Evaluation:</i> Parking lot lighting is 2700K, fully shielded, and the lighting poles are 12 feet in height. No structured parking is proposed.
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.8.H: Pedestrian Walkway Lighting	
		<i>Evaluation:</i> Pedestrian walkways will be lit with low level bollards, which are fully shielded. Pedestrian walkway has been included in the overall lighting calculation.
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.8.I: Exterior Building Lighting	
		<i>Evaluation:</i> Fully shielded wall lights at 2700K will be used on the buildings.
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.8.J: Sign Illumination	
		<i>Evaluation:</i> Signs will be lit with general site lighting. No additional sign lighting is proposed.
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
	5.8.K: Supplemental Lighting Standards for Specific Uses	
		<i>Evaluation:</i> None of these standards apply to this project.
		Compliance: ☐ Yes ☐ Partial ☐ No ☒ Not Applicable
5.9: Public Art		
		<i>Evaluation:</i> Public art is required for this project. The applicant will be required to pay the in-lieu fee for art or have a public art plan reviewed, approved, and completed (installed) prior to issuance of a Certificate of Occupancy for the project.
		Compliance: ☒ Yes ☐ Partial ☐ No ☐ Not Applicable
Article 6: Signs		
6.9: Permanent Signs (Commercial Districts)		

		Evaluation: The following signs are proposed for this project: • 32.5 square foot building sign ○ 46 square feet allowed (based on building frontage), which may be increased to 55.2 square feet based on the use of dimensional lettering. • 4'0" tall monument sign with 1.5 square feet of sign area ○ 8'0" height and 25 square feet permitted, with additional increases permitted based on the use of dimensional lettering and landscaping. • 4'0" tall directional sign with 1.2 square feet of sign area ○ 3'0" height and 6 square feet permitted. The sign plans comply with all other sign standards (materials, lighting, design, etc.)
		Compliance: ☐ Yes ☒ <i>Partial</i> ☐ No ☐ <i>Not Applicable</i> Overall, the sign plan proposes fewer and smaller signs than would otherwise be permitted by the Sign Code. The sign plans comply with all applicable sign requirements except for the height of the directional sign (proposed at 4 feet, code permits 3 feet). Deviations from the sign code may be approved through a master sign plan by the Planning and Zoning Commission. As all other signs are well below the height and size allowances and the proposed height for the directional sign matches the height and is designed in the same style as the monument sign, Staff is supportive of this sign plan, as it will improve the aesthetics of the development, will aid in traffic circulation on the site, and does not increase the total sign area permitted.

PZ21-00009 (DEV) Arabella Spa

Attachment 4: Public Comments

*Note: All public comments included in this packet were received during Conceptual Review. No new public comments were received by City Staff during Comprehensive Review

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Thu 6/17/2021 4:02 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 06/17/2021 4:02 p.m.
Response #: 264
Submitter ID: 2984
IP address: 47.215.225.47
Time to complete: 1 min. , 12 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. **Project Name:**

Arabella Spa

2.

What are your comments, concerns, ideas, and suggestions about this project?

Please don't eliminate the trailhead. It's one of the few trailheads where I can sometimes get a parking spot if I'm lucky because it's more for locals than tourists. It's such a community benefit to have this trailhead and it would be such a shame if it's taken away. Please make them retain this parking lot.

3. **Your contact information**

Name: Anonymous
Mailing Address: anonymous
E-mail: no@no.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) No

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 8/23/2021 12:39 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/23/2021 12:39 p.m.
Response #: 328
Submitter ID: 3219
IP address: 24.156.94.184
Time to complete: 18 min. , 11 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Arabella Spa

2.

What are your comments, concerns, ideas, and suggestions about this project?

This is a very ill-advised Project even though there is no zoning change. The Community knows all-to-well that the City Council caved to the Owners of Tlaquepaque and Wendy Lippman when they permitted an under-parked retail center on the north side of HWY 179 to become Tlaquepaque North without adequate parking for a retail center. As a result, Tlaquepaque builds more retail space on the North side and shoppers park in the available parking spaces on the South side of HW 179. This forces shoppers to cross HWY 179 which stops traffic to a dead stop for minutes at a time, causing a bumper-to-bumper backup for miles toward the VOC. Now Arabella wants to increase the ingress/egress from their property by adding lodging space and a spa with up to 10 buildings. Are the lights on in the City of Sedona building department and City Council? This Project should be rejected out-of-hand for the above reasons but the lure of tax revenue is addictive and has smothered the City Council in recent decisions. I have had a lengthy commercial real estate career including a senior management tenure at the once-largest Corporation in the world - General Electric Company. It is appalling to me that ignorance (the word is used purposefully and is not synonymous with stupid) of City leaders continues to exacerbate the traffic issues in the City that are now putting lives at risk due to the limited access to roadways (due to gridlocked traffic) by emergency vehicles. I have reviewed the request for the Project named above and it should be soundly rejected. The tax revenue does not warrant the passage of a Project for the reasons mentioned above. Please don't make another mistake like Tlaquepaque North. When is enough, enough?

3. Your contact information

Name: Michael Cain
Mailing Address: 20 Cactus Drive
E-mail: mjagcain@me.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Thu 8/26/2021 4:25 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/26/2021 4:25 p.m.
Response #: 330
Submitter ID: 3232
IP address: 47.215.230.31
Time to complete: 4 min. , 37 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Arabella Spa

2.

What are your comments, concerns, ideas, and suggestions about this project?

Dear Planning and Zoning Committee Members,

Our names are Nick Culian Jr. and Carol Culian. We live at 33 Redstone Drive, which is located in the neighborhood bordering Arabella Hotel, and we are opposed to Arrabella Hotel's Villa and Spa expansion proposal.

Living in the oldest Sedona subdivision for the past two and a half years has been, in many ways, a dream come true. Having moved numerous times over the years due to work related requirements, we realize it typically takes time to gauge how strong the sense of "community" will be in a new neighborhood. Upon moving to Sedona in 2019, however, we quickly learned just how genuinely friendly and welcoming our fellow Oak Creek Knolls neighbors truly are. We look after one another, enjoy maintaining our beautiful neighborhood, appreciate nature and all its inhabitants, are mindful of our limited natural resources and understand how fragile this unique land we are fortunate enough to inhabit is.

That said, our primary questions to the company behind the proposed Arabella Spa and Villa expansion project are the following:

- 1) How do you plan to minimize the impact of your development on the oldest Sedona subdivision?
- 2) How do you plan to minimize the impact to our finite resources, in particular water usage, during these challenging times of drought, depletion of aquifers and reduced water levels in much of the west's lakes and rivers?
- 3) How do you plan to minimize the impact to our fragile environment and the wildlife whose habitat will be encroached upon?

In addition to answering the before mentioned questions, we would also appreciate responses to the following concerns:

- 1) We live in a Dark Sky community. What measures are in place to protect our night skies in your proposed expansion plans?
- 2) Arabella Hotel's musical venues can already be heard in our neighborhood. When this issue was brought to the attention of the owners, our requests for a decrease in volume were met with resistance, if not outright disdain. Going forward, what measures will be taken to ensure that our neighborhood is not impacted by music and/or events taking place at Arabella Hotel or the proposed Arabella Spa? Consider requiring sound barriers and tree lines (which do not impede Oak Creek Knoll's residents' views) to break up the noise and light.

3) What measures are in place to limit noise from - and energy consumption of - air conditioners used in the proposed Spa?

4) What actions are currently being undertaken by Arabella Hotel to discourage hotel guests usage of Oak Creek Knolls neighborhood to walk their pets? Far too many green Arabella doggy poop pouches have unfortunately been left on our neighborhood streets...

5) Our neighborhood has far too many ATV's venturing down our quiet streets in search of trail access. To improve the quality of life for valued members of the Sedona community we would like a gate placed at the entrance to our street. This has been a request of our small community for some time now and, with the increase in volume of tourism to our once tranquil town, it is absolutely essential that action be taken to reduce access to our neighborhood.

5) What will the height of the proposed six Villas be? To retain views for Arabella's neighbors to the south – including a historic home on Meteor Drive – we believe one-story Villas set back further than the proposed 20' should be required. In order to maintain an unimpeded skyline with views of the cliffs to the north for Oak Creek Knolls residents, all proposed construction along the entry road to our community (Canyon Drive) should be set below the ridge top and out of view of homes in our neighborhood.

Sincerely, Nick and Carol Culian

3. Your contact information

Name: Carol Culian
Mailing Address: 33 Redstone Drive, Sedona, AZ 86336
E-mail: carolculian@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Fri 8/27/2021 9:12 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/27/2021 9:12 a.m.
Response #: 331
Submitter ID: 3234
IP address: 24.156.95.41
Time to complete: 13 min. , 1 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Arabella Spa

2.

What are your comments, concerns, ideas, and suggestions about this project?

As the Directors of the Oak Creek Knolls Property Owners Association, which consists of the 66 owners in the neighborhood adjacent on the south to the Arabella Hotel and the Arabella Spa project parcel (APN 401-22-036B), we have serious concerns about the proposed development because of issues with the Arabella Hotel. First, we will address issues regarding management of the existing Hotel and our concerns about the management of a greatly enlarged facility. Second, we will focus on concerns regarding the plans submitted for Development Review of the proposed Spa development itself.

Owners on Canyon Drive, Meteor Drive and Hillside have had to deal with loud music from Arabella Hotel entertainment programming. Efforts to deal with management regarding this issue by our members have been less than fruitless with aggressive push-back from management. Additionally, the Hotel's patrons frequently cross Hotel property to access our private roads with their dogs, leaving feces on the roads and on the adjacent residential properties. This has been observed numerous times by many Oak Creek Knolls property owners and is a source of intense irritation since our roads are private and we have not invited Hotel guests to use our property. A fence on the hotel's property next to our neighborhood should be required as part of any increased development or activity at the Hotel and Spa.

Given these and other existing issues with the management of the Arabella Hotel, we have the following questions and concerns about the proposed spa development:

1. No information is provided about the future "villas" for which approval is sought to "rough in" the utilities without any information about the scale, lighting, landscaping, or other details of the proposed units. We are concerned that these units will have a seriously detrimental effect on our property owners on Canyon Drive, Meteor Drive and Hillside in terms of intrusive lighting, noise, and diminution of privacy. We are not confident that the Arabella will manage these units well. Before approval is given to rough in the utilities as sought by the applicant, making the units a fait accompli, we think significantly more detail should be required in order to understand the effects on neighboring properties.

2. Our subdivision is one of the oldest in Sedona and is unusual in that our Association has been actively managed continuously since its inception in 1959. It contains many historic mid-century homes designed by nationally known architects, including one home on the National Historic register, which were designed to showcase the stunning views and sublime night skies of Sedona. We are deeply concerned that the proposed spa development will create negative off-site effects regarding lighting, diminished privacy and noise that will be irremediable. We cannot determine from the proposal documents available what, if any, measures will be taken to address these concerns.

3. It is not clear to us what type of spa facility is intended. While it is referred to as the Arabella Spa, the owner of the property does not appear to be the same as the owner of the hotel. According to the Coconino County Assessor's records, the hotel parcel is owned by LADA, LP, a Canadian entity. The subject parcel is owned by Pine Realty, LLC, an Arizona entity, whose sole member is MOAK Asset Holdings, LP. A large amount of parking (129 spaces) is provided in the renderings submitted, as well as a shuttle drop-off site which seems to indicate planned usage by significant numbers of patrons not coming from the adjacent Hotel. Is this project going to be generating traffic, light, and noise by bringing in large numbers of people for activities other than spa treatments? If so, how can the effects on neighboring properties be mitigated?

Thank you very much for your consideration of our questions and concerns.

Board of Directors
Oak Creek Knolls Property Owners Association, Inc.

Dana Kjellgren, President (dkjellgren.ockpoa@gmail.com)
Nancy Karademos, Treasurer (nancyk@esedona.net)
Lisa Frost, Secretary (jazz@sedona.net)

3. Your contact information

Name: Lisa Frost, Nancy Karademos, Dana Kjellgren
Mailing Address: P.O. Box 1118, Sedona, AZ 86339
E-mail: jazz@sedona.net

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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comments for Sept 7 public meeting of Planning & Zoning Commission

Tammi Driver <tammi@tammidriverlaw.com>

Fri 8/27/2021 11:00 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Please accept these comments submitted for the Planning and Zoning Commission's public meeting planned for September 7, 2021 regarding the request for conceptual development review for a proposed 20,000 sf Arabella Spa.

I am a property owner in Sedona and a current resident of Cottonwood. I am concerned about development in Sedona, especially about development that is not necessary, including this proposed development. Sedona DOES NOT NEED ANOTHER SPA.

I am especially concerned about the proposed location for these buildings. The entrance site abuts USFS land. This is an area where residents and visitors hike and enjoy the solitude of nature and the beautiful views of Sedona. The development of four buildings and a road in this area will disrupt the solitude and nature that currently exists. The spa buildings (and proposed villas) will also interfere with Oak Creek Knolls residents' views. Many who built or bought homes for those views.

Additionally, I am concerned about the business and buildings increasing the noise pollution and the traffic in an already congested area, as well as the development interfering with Sedona's dark skies. Residents live in Sedona, and visitors come to Sedona, in order to hike and experience NATURE, QUIET, AND DARK SKIES. Animals also need nature, quiet, and dark skies. Developments, such as this project, negatively impact nature, quiet, and dark skies.

While I realize that the commission may need to consider what other development could be built on this land, I just ask that the commission keep these concerns in mind when making a decision about this proposed project.

Thank you,

Tammi J. Driver

RE: Case Number: PZZ1-00009 (DEV)

Don Nielsen <d905nielsen@comcast.net>

Sat 8/28/2021 1:07 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; dkjellgren.ockpoa@gmail.com <dkjellgren.ockpoa@gmail.com>; Doris <wirtz.doris@gmail.com>

Cari Meyer: Planning Manager

I have a copy of your Notice of Public Hearing, Planning and Zoning Commission, scheduled for Sept 7, 2021.

I live at 170 Canyon Drive approximately 250 feet from the site of the proposed development.

I have some concerns regarding this proposed development that I would like to have addressed:

1. There will be no use of Canyon Drive for construction purposes meaning:
 - a: Access to site for any construction vehicles including vehicles used by workman on the site.
 - b: Delivery or removal of any materials used on the site.
2. Because of steep slopes between the Oak Creek Knolls Development and Arabella Property any potential "sluffing" of native materials or other materials must be controlled so as not to create any potential problem of access or mess for Oak Creek Knolls residents/property owners. If this would happen how would it be taken care of in a timely manner?
3. How will noise and dust be controlled?
4. Height of any proposed structure/s should be controlled and placed so as not to destroy views currently available to property owners in Oak Creek Knolls.

I will not be able to be present at the meeting on Tuesday September 7, but I would appreciate a copy of the results of the meeting emailed to me at d905nielsen@comcast.net.

cc: Dana Kjellgren, President
Oak Creek Knolls HOA

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 8/29/2021 11:06 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/29/2021 11:06 a.m.
Response #: 333
Submitter ID: 3236
IP address: 24.156.89.163
Time to complete: 13 min. , 32 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. **Project Name:**

Arabella Spa PZ21-00009

2.

What are your comments, concerns, ideas, and suggestions about this project?

Our newly built home looks directly onto the subject property and is less than 500 feet away. We can clearly see and hear people who currently walk on the site and we know they can see us. Have any studies been conducted on visual / noise/ light impact of the proposed development on adjacent homes? We were never contacted, until we received the notice of public hearing a week ago.

3. **Your contact information**

Name: Lee Feliciano
Mailing Address: 50 Pinewood Drive, Sedona AZ 86336
E-mail: lee@solarcapital.net

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 8/29/2021 5:15 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/29/2021 5:15 p.m.
Response #: 334
Submitter ID: 3237
IP address: 184.103.4.95
Time to complete: 48 min. , 36 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Arabella Spa

2.

What are your comments, concerns, ideas, and suggestions about this project?

I am homeowner in Oak Creek Knolls subdivision. My suggestion is to have the architects involved in the Arabella Spa project visit the property of the homeowners (conditional on their willingness) who will be directly impacted by the sights and sounds of this development. "When you change the way you look at things, the things you look at change". Perhaps by expanding their perspective to see multiple points of "view", their design considerations will be inclusive of the private neighborhood this development indefinitely impacts so that a mutually satisfactory outcome can be obtained.

3. Your contact information

Name: Denise DeSoto
Mailing Address: 240 Canyon Dr., Sedona
E-mail: healingfields7@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 8/30/2021 7:02 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/30/2021 7:02 a.m.
Response #: 335
Submitter ID: 3238
IP address: 24.121.172.7
Time to complete: 32 min. , 9 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Arabella Spa

2.

What are your comments, concerns, ideas, and suggestions about this project?

We are neighbors of the Arabella Hotel living in Oak Creek Knolls who look over the hotel and will be impacted by the proposed new Spa and Villas.

Our main concern is with the Villas that have been attached to this application in a very perfunctory way with no detail just the comment that they will be built in the future. As the villas are a very different proposition to the Spa, resulting in overnight residents, we believe that they should be the subject of a separate planning application.

There is no indication in the application of usage numbers of the Spa and Villas but as neighbors we are concerned about traffic, noise and road impacts.

3. Your contact information

Name: Judith Lewisohn
Mailing Address: 99 Meteor Drive
E-mail: judy.lewisohn@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Arabella Spa Project, case #PZ21-00009 (DEV)

Jack & Lisa Frost <jazz@sedona.net>

Mon 8/30/2021 7:08 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

To: Planning & Zoning Commission,

My wife and I, Lisa and Jack Frost, have been active Realtors in our Sedona Verde Valley MLS for over 25 years. We have owned our home in Oak Creek Knolls for over 35 years. Being interested in the continuing quality of our neighborhood, we have been active in our Homeowners Association for almost the entire 35 years. As Realtors, we are well aware and especially interested in the factors which affect the marketability and value of not only our own home, but the subdivision as a whole. Our neighborhood has many historic mid-century modern homes designed by prominent architects, including at least one which is listed on the National Historic Register. Our own home built in 1972, was designed by Donald Larry, a former instructor at Frank Lloyd Wright's Taliesin West, a designer of exceptional homes in the United States as well as in a number of other countries, our own home being his only example in Sedona,

Quite a number of our neighbors have suffered disturbances from loud Public Address and music systems from the Arabella Hotel. Their polite and respectful requests to the management regarding the volume at some events has sometimes been met with actual increased volume. Disturbance from noise or lighting, from a nearby business is an important legal disclosure item when listing a property for sale, and has a very real effect on the value of property. As Realtors as well as Association property owners, we are extremely concerned about the possible degradation of our property values and would like more detailed information particularly regarding proposed lighting and possible noise from outdoor activities.

E.C. "Jack" Frost
30 Moore Dr.
jack@sedona.net
928-202-6644

Arabella Spa Proposal PZ21-00009 (DEV)

Jack & Lisa Frost <jazz@sedona.net>

Mon 8/30/2021 7:14 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Date: 8/30/2021

To: Members of the Planning & Zoning Commission

RE: Proposed Arabella Spa

My husband and I have lived full time in our home in Oak Creek Knolls at 30 Moore Dr, for the past 35 years. We are concerned about the proposed Arabella Spa, to be located on the 5.35 acre parcel, (#401-22-036B), adjacent to Oak Creek Knolls.

Our neighborhood is a peaceful and quiet place to live, and we all enjoy that factor very much. Our concerns with this project are the following:

Noise: Noise from outdoor activity, including receptions with music, voices & vehicles. Even if the initial project doesn't include receptions & activity outdoors, we would hope to see a prohibition against this for any future activities. The current outdoor activities with amplified music at the hotel by the pool, are already disturbing to the neighborhood.

Privacy: There is a concern for maintaining privacy for our members who live adjacent to or nearby the project. We hope to see consideration about this by landscaping or privacy screening of some sort.

Future Villas: The preliminary drawing indicates Future Villas in the SW corner of the parcel. No other information is provided as to their appearance, building height, & privacy screening from the nearby residential property. We need more information about this. These structures would be very intrusive to the nearby residential properties.

Thank you for your consideration of our concerns.

Lisa Frost
30 Moore Dr.
Sedona 86336
jazz@sedona.net
928-301-2523

August 28, 2021

As an owner of two properties that are directly across from the Arabella Hotel and the proposed new development, I have a number of concerns and questions for consideration.

My wife and I bought our Sedona home four years ago. We were fortunate enough to be able to make a move to any location in the United States. We needed a change from noise, crowds, and stress that are a by-product of living in a large city. We chose Sedona for its beauty, peacefulness, nature, dark skies, quiet, and small-town atmosphere. It felt like a place we could become part of a community.

For the first two years in our Sedona home, we experienced exactly what we had hoped for. Our quality of life was high. We bought a home with amazing views during the day, and peaceful majesty of Sedona at night. We spent much of our time in the mornings and evenings on our deck, entertaining guests or just relaxing with ourselves.

Things changed in 2019 and 2020. Our quality of life decreased significantly. The Arabella hotel began having nightly live music that was often loud enough to be able to hear it in our home with all the doors and windows closed. It continued and worsened during COVID to the point that we could no longer enjoy our outdoor living space at night. Numerous attempts to speak with hotel management were met with animosity and no avenue to have meaningful discussions were provided. Our only option was to contact the police. This eventually led to the owner of the hotel contacting me directly as he felt harassed, when all I had wanted was a conversation in the first place. As you can imagine, this initial contact came from a place of misunderstanding and frustration and was not at all how I had hoped we could start our conversation. However, ownership was willing to work with us to try and mitigate the issue, offering a point of contact at the hotel that would work with the musical guests to adjust speakers and volume. After months of working towards a solution (and considerable stress), I drafted a letter exactly one year ago today (attached separately in this email) to ownership hoping to make a final plea to restore peacefulness. This, as all other attempts, did not result in a satisfactory solution.

I want to be clear that I appreciate the communication and efforts and that there has been an improvement this year. I also want to be clear that there are still 1-2 nights per week where the noise from live music or from movie night is loud enough that I can't enjoy my outdoor space. I have stopped contacting the hotel or complaining to police as my wife and I do not want to deal with the daily stress this caused us last year. My silence does not indicate approval.

We feel the history is pertinent to our concerns and questions regarding the new development, as past behavior can often be used to predict future behavior. Our concerns are with the potential for increased noise, light pollution directly into our home and veiling the dark skies, our privacy, and further degradation of our quality of life.

Specifically:

- The plans are calling for four structures and extensive parking. Lighting would be needed for all of these structures. Lighting at the hotel already causes pollution and impedes enjoyment of “dark skies”, even though the individual lights may be within code.
- Noise from the guests of the spa/music/vehicles are very likely to reach our home.
- Our home has windows that take advantage of the views and look straight across to the property. The plan calls for 6 additional villas to be roughed in that will certainly present a major reduction to our privacy, in addition to the added noise of guests staying at these villas.
- Further expansion of use of the property beyond what is drawn up as a “peaceful spa”, as the Arabella Hotel ownership has shown a propensity towards recently (live music concerts, movies).

We would like to understand what assurances, if anything is being done to address these concerns.

- How does the development plan not to impede our quality of life?
- What protections/mitigations will be put in to place to maintain the privacy of our homes and community?
- What are the expectations for hours of operation of the spa?
- Given that our neighborhood is historic and well-established, can all development be moved towards Sombart and away from Oak Creek Knolls to lessen the impact?
- The Hotel itself does not “blend in” with the natural landscape as it is painted a bright beige. The plan calls for concrete and glass, which also does not appear to “blend in” with the natural landscape. If these structures are in our line of sight, what will be done to mask them or make them more in-line with the natural reds and greens of the landscape?
- What response will we get from ownership and the city when we have issues with noise/light/privacy?
- What is preventing the spa from having outdoor events/concerts/movies/etc.?
- What will be done to mitigate noise from the pools? What are the hours of operation of the pools?
- What will be done to keep headlights from golf carts/patrons/worker vehicles from coming straight into our home when using the proposed access road?
- Can we have a representative of the developer walk us through the plan from our neighborhood so we can better understand the impact to privacy and line of sight?

Our intent is not to stop development, only to have a well thought out plan that makes sense for the Hotel/spa and our neighborhood community. We believe there can be a common ground reached that does not impede our quality of life and protects our historic community while allowing for a successful development of a successful new business venture.

Dennis and Danielle Lewis

August 28, 2020

Rob,

After 2 months of seeking a solution to the volume of the Arabella music that we hear at my home on a nightly basis, the problem is yet to be resolved. We spoke most recently on August 4, 2020. At that point I had had many interactions with your staff and had the expectation that we were getting close to a resolution. Since that discussion, the frequency of noise issues has increased. There is little consistency from one night to the next. There is even little consistency from any one performer from one night to the next.

We purchased a home in a neighborhood in proximity to your hotel. We understood that we would be hearing normal hotel noise from things like kids in the pool, guests in the dog park, parking lot noises, etc. We never expected we would be hearing live entertainment every night. It is as if we purchased a home next to a bar.

As part of us working together to find a solution, I have had the awkward task of contacting the employees of your hotel to ask them if they can assist. I never expected I would still be making requests to them this many weeks in. Neither they nor I enjoy those exchanges.

I have become the liaison for my neighbors who have also expressed real frustration with this situation. I know it has been raised with the HOA. I have asked that they refrain from contacting the police or the city as I have been working with you to get things handled.

One of the reasons we moved to Sedona was the expectation of spending time outdoors. The secondhand music impacts our ability to enjoy the home we have purchased and our quality of life. The opposite is true; it has become the source of considerable stress. We are unable to use our back deck without having the music intrude from 6:15ish to 9:30 – 10pm. Most nights, the noise cannot even be avoided it by going out to my front patio.

I appreciate the assistance you have provided so far. However, we should recognize that efforts to-date have not produced a lasting solution. New ideas and action are required.

- We have talked of acoustic-only performances to reduce amplification. This may work.
- You have mentioned sound engineers. I don't know if this has occurred.
- You have also mentioned upcoming "movie nights" that you think may help. These are likely to have similar noise issues.

The Arabella is very much part of our community and you have made many great improvements. But you will agree that a notable feature of Sedona is its aura of harmony. We all have a duty to respect this and to operate as good neighbors. The nightly coordination between me and the hotel is not solving the matter. New solutions are urgently required. Please advise.

Dennis Lewis



Page 44

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 8/30/2021 9:03 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 08/30/2021 9:02 a.m.
Response #: 336
Submitter ID: 3240
IP address: 47.215.241.121
Time to complete: 8 min. , 44 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Arabella PZ21-00009 (DEV)

2.

What are your comments, concerns, ideas, and suggestions about this project?

I have an added concern about the white Roofing on part of building 1 and all of building 4. I will be looking down on the roofs of those buildings which should not be a light reflective color or material.

3. Your contact information

Name: Christina Greene
Mailing Address: 70 Pinewood Dr.
E-mail: Chrisverde@msn.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Arabella expansion proposal

Bill Harding <wah@esedona.net>

Mon 8/30/2021 9:57 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

To whom it may concern:

Our main objection to the Arabella expansion is mostly with the additional traffic coming in and out of the resort and onto Hwy 179. This is near a roundabout that is only one block from the Tlacapaque pedestrian crossing, the single most congested area on Sedona.

William and Sheila Harding
30 Cactus Drive
Sedona, AZ

95 Sombart Lane

Kari Fischer <kfischer814@gmail.com>

Mon 8/30/2021 12:41 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hello Cari,

My husband and I live at 20 Redstone Drive in Oak Creek Knolls. We are writing to express our concerns regarding the proposed project at the Arabella.

We have the following concerns:

- We do not believe there is an entrance planned off of Canyon Drive to the property as that would increase the number of vehicles entering our neighborhood drastically. If there is, however, we would have huge objections.
- Even without an entrance off of Canyon, we are concerned about an increase in traffic, both foot and vehicle. Our neighborhood is very small and the roads cannot handle the extra traffic, both from a maintenance and usability perspective.
- We have concerns about noise. We can already hear music from Arabella and worry this will increase.
- Sedona is a dark sky community and we are concerned about increased lighting from the expansion.

Thank you for noting our concerns for any upcoming hearings.

Kent and Kari Fischer

Re: appt. Wed. re: Arabella Spa site

megan smith <msmithfilmmaker@gmail.com>

Mon 8/30/2021 1:07 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

1 attachments (341 KB)

SedonaSpaArabella.pages;

Hi Cari,

I'll see you at 1:45. Here are my comments to give to the Committee. I've also attached them as a Word Doc:

Dear members of the Sedona Planning and Zoning Committee:

re: Case Number PZ21-00009 (DEV) Arabella Spa

I own the property right across Canyon Drive from where the Arabella Spa and "future Villas" are proposed to be located: 39 Meteor Drive.

Built in 1959, my home is one of 20 in Sedona that has been designated an historic Landmark by the City (Landmark #20). It was built by Mr. Howard Madole known as "Sedona's first architect." Mr. Madole, a Prescott resident at the time, and I became friends; he volunteered to sketch the renovation plans of my home which he completed before his accidental death, and The Design Group here in Sedona helped to see the plans through. Mr. Madole testified before Sedona's Architectural Review Committee to help gain approval of those plans. My home received two cost-shared grants from the City that aided in this renovation project.

Mr. Madole, who worked side-by-side at Taliesin West in Phoenix with renowned architect Mr. Frank Lloyd Wright, purposefully designed my home's living room view to allow for siting of The Palisades on one side of the stone chimney and Wilson Mountain on the other; the terrace also captures this lovely view. The captured views are referenced on the Landmark plaque on my home: "Madole's signature design elements are evident in this home and include...large expanses of glass windows." From the living room vantage, Spa Bldg. #4 would interrupt the view of Wilson Mountain and the six Villas (without having a reference of the actual their height) would be an obvious eyesore on the otherwise unobstructed landscape.

Other concerns and questions I have that I hope the Committee addresses are the following:

During construction:

- noise and dust from construction
- disrupted natural habitat for animals
- erosion problems that would drain onto Canyon Drive due to the steep slopes on the north side of this road where the proposed Spa and Villas would be located

After construction:

- Building #4 atop the hill will obscure some of my view of Wilson Mountain and interrupt the intent of Mr. Madole's architectural design of this historic Landmark home and its view
- what are the operating hours of spa? Only in the daytime or night as well?
- the music level played at the Spa and the Villas; the current Arabella management has been disrespectful at times of the nighttime music level coming from the hotel and oftentimes has not decreased the level of noise even following some complaints from our neighborhood
- lighting at night that would disrupt the "Dark Sky" of Sedona ordinance
- more congestion on Sedona's already congested roads
- what are the actual proposed colors of the buildings? they were difficult to figure out if they would be reddish tone or off white and light in color

Suggestions:

1. The farther Building #4 atop the hill is pushed back in the direction of Wilson Mountain (and even over the crest of the hill if possible), the less myself and two other neighbors facing it will see it; that would be appreciated.
2. Proposing the future Villas in this Spa proposal seems premature. The height and appearance are not disclosed in this proposal. If they go forward in the future with the Villas it would be appreciated if they could site them on the backside of the hill near the Spa entrance, on the north side and slightly down hill of buildings #4 and #2; they would have just as nice a view from that locale (if not better) and we wouldn't have to look at them on this side or have our view obstructed.
3. Placing as many plantings as possible around buildings to make them blend into environment would be appreciated
4. Addressing our other neighbor's concerns who will have the Spa in their sightline would be appreciated
5. Making sure that the color of the Spa buildings is red or green to help it blend in with natural background vs. a light or white color (such as the current Arabella buildings)
6. No music to be played after dark if the Spa will be opened to guests at nighttime

Thank you for your time and consideration. Please feel free to call with any questions. I will be there at the Sept. 7 hearing to speak about these concerns.

Megan S. Smith, M.S.
39 Meteor Drive
Sedona, AZ 86336

c. 703 328 4885

On Aug 30, 2021, at 11:28 AM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

1:45 will work for me.

Thank you,



Cari Meyer
Planning Manager

Community Development
102 Roadrunner Drive
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

City business hours are Mon-Thur 7 a.m. - 6 p.m.

Public safety 24/7

*City Hall is open to the public from 7:30 am to 3:00
pm, Monday - Thursday.*

From: megan smith <msmithfilmmaker@gmail.com>

Sent: Monday, August 30, 2021 10:46 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Subject: Re: appt. Wed. re: Arabella Spa site

Hi Cari,

Thanks for your reply. I will be sending you comments within the hour on the Spa FYI.

Could you meet today at 1:45 pm to go briefly over the plans with me?

Let me know and thanks,

Megan

On Aug 30, 2021, at 9:19 AM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Hi Megan,

Thanks for your email and I apologize for not getting back to you last week. If you're interested in looking at the Arabella plans, I have some time today after 11:00 am or tomorrow from 9:00 am to 3:00 am. Please let me know if any of those times would work for you.

Thank you,

 Cari Meyer
Planning Manager

Community Development
102 Roadrunner Drive
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

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pm, Monday - Thursday.*

From: megan smith <msmithfilmmaker@gmail.com>

Sent: Friday, August 27, 2021 2:22 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Subject: Re: appt. Wed. re: Arabella Spa site

Hello Cari:

sorry you weren't able to get together this week.

Can you confirm you received this email please? It's where we were told to send input for the Arabella Spa zoning site.

Thank you, Megan S. Smith

> On Aug 24, 2021, at 5:57 PM, megan smith <msmithfilmmaker@gmail.com> wrote:

>

> Hello Cari,

>

> Thank you for clarifying my questions today re: the Arabella Spa.

>

> You had mentioned at that time that you could walk me through where my property is on the site map so I could have a clearer comprehension of the project.

>

> Do you have a few minutes tomorrow to meet with me? If so, please let me know what time; I'm flexible.

>

> Thank you,

> Megan Smith

> 39 Meteor Drive

>

>

95 Sombart Lane (Arabella Spa Proposal)

Michael Cain <mjagcain@me.com>

Fri 9/3/2021 12:42 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

 1 attachments (72 KB)

(mc) copy Comment on Development Proposal.pdf;

CMeyer:

I have attached comments I made online. Because I don't know if these comments reached you (I have no confirmation), I attached my online comments in addition to the below:

The City of Sedona should not permit this Project prior to resolution of infrastructure problems (miles of traffic back-up on Hwy 179). Here are a few of the considerations the City Council should weigh in making their decision (even in light of the project not requiring a zoning change).

- The current logjam at Tlaquepaque is only .25 miles from 95 Sombart Lane;
- This spa project will dramatically add to the traffic back-up to the south on Hwy 179 for the following reasons:
 - Currently under-parked hotel already adds to traffic problem;
 - Current project already includes a restaurant (Mole) that is also under-parked;
 - Future parking for the four-buildings will require significant parking for customers since the target customer is not necessarily a hotel guest (ownership of the hotel will be different than from the spa creating a difference in priorities between owners);
 - Future parking will be necessary for non-hotel guests and a plethora of new employees;
 - Much like Tlaquepaque, an under-parked retail and hotel site already adds tremendously to the current logjam of traffic (all within .25 miles of each) even before considering the spa (different owner targeting non-hotel guests) and future casitas.
- There is inadequate infrastructure (roads, parking) for this project to be approved; an enlightened City Council would require any developer to pay for all or part of the necessary infrastructure improvements in order to build their project. If they don't . . . do not approve the project. This happens in Cities across the country except possibly Sedona from my viewpoint in the past 21 years.
- The amount of water usage is also an infrastructure issue that needs to be investigated prior to any project on this site. Multiple pools, spa facilities, showers, etc. will require an amount of water and water pressure that may not be adequate or may negatively impact neighbors.

The City Council cannot add to the growing and frustrating traffic issues for the appeal of tax revenue. The will of residents on this matter is only increasing. A Mayor and Council that shills for the Chamber of Commerce (whose Board includes the managing general partner of Tlaquepaque) will eventually be rejected because traffic continues to worsen. It seems the only thing the City seems to want is a "sustainable inability to drive anywhere". It will be a shame that this blindness may only be

corrected by an event in which "emergency vehicles" cannot reach stranded, life-threatened residents because of traffic logjam(s).

Simply put, this project should be rejected without any consideration of developer paid infrastructure improvements.

Regards,
Michael

Michael Cain
20 Cactus Drive
Sedona, AZ 86336
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mjagcain@me.com

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Additional comments/concerns for upcoming Sept 7 P&Z meeting

Denny Lewis <dlewisjr@yahoo.com>

Tue 9/7/2021 10:33 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cari,

My wife and I have submitted our comments and questions regarding the Arabella. I am sharing photos of the view from my living room and bedroom to provide additional perspective on our concerns. These views are why we purchased the home.

Additionally, one of our less technologically inclined neighbors asked that I share photos of the view from her home. This is garbage/building material at the hotel that she sees daily. It is also one of the first things you will see upon entering our neighborhood.

Looking forward to the discussion today.













Sent from my iPhone

Please forward to Planning and Zoning Commissioners

Kurt Gehlbach <kurt.gehlbach@russlyon.com>

Tue 9/7/2021 11:34 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Good Morning Commissioners,

Today you previewed a property this morning owned by Ilchi Lee's organization. I personal investigated this organization for 4 years and then initiated an investigation with the United States Department of Homeland Security against this Cult.

Not long ago I phoned the Homeland Security office in Phoenix raising hell as to why after their additional 4 year investigation we are not seeing our Government take action!

Ironically after I greeted all of you this morning one of our Detectives with Sedona PD called and feels they need to conduct an investigation. Thank You Jesus!

I'm unable to go into specifics. Yet with that said, I did phone the assistant to the Prime Minister of New Zealand and offered them my information. Take a look at what's happening to Ilchi Lee in New Zealand. It seems like their taking action!

All of us moved to Sedona to live life not to have life taken from us and the decisions that are being made are destroying the safety, health, longevity of health of every and all TownFolk. There is absolutely no plan in place and I urge everyone of you to start working with the TownFolk and their wishes.

On another note - when a development is on your desk for consideration and you have a personal business that benefits from that development you are in a situation called - Conflict of Interest. It makes no difference what your personal feelings are because they have absolutely nothing to do with the fact - it is a conflict of interest and you need to excuse yourself.

I also had a personal meeting with Sonia who is part of the 89A restaurant group. She speaks and understand perfect English - she brought an interpreter when she was addressing the city council. I urged her to stay away from Ilchi Lee - Instead she created a relationship with his organization. Need I say more....

I hope this helps all of you and your awareness to just a portion of the illegal activity going on in our city. I urge all of you to pay attention to the resident and focus your minds on Whole Sustainability. I have personally created Transportation Models, Sustainable farming models while making sure everything works in unison for the best interest of Sedona and her TownFolk.

One last request - I need an email for all of you in order to attach business models, renderings etc. May God bless everyone of you and I pray that the Holy Spirit come upon you offering you the ability to see past the smoke screen.

Sincerely,

Kurt Gehlbach

Russ Lyon Sotheby's Intl. Realty

20 Roadrunner Drive Ste. A

Sedona, AZ.86336

Mobile (928)301-7712 / Office (928)282-5966

Email kurt.gehlbach@russlyon.com